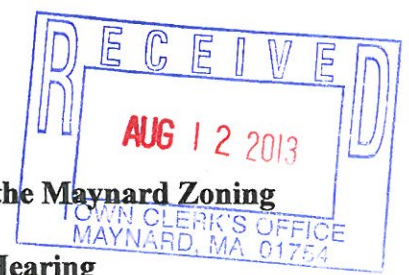


**Proposed Amendments to the Section 4, Dimension Regulations, of the Maynard Zoning  
By-Law  
for Maynard Planning Board August 27, 2013 Public Hearing**



**Prepared by Eric R. Smith, AICP, Maynard Town Planner  
Based on input from the Maynard Planning Board**

**ARTICLE: \_\_\_\_\_ RE: Zoning Bylaw Amendments. Renumber the existing Section 4.1.3 to 4.1.6 and add a new Section 4.1.3, Maximum Total Gross Square Feet and Special Permit, Section 4.1.4, Maximum Building Size Retail Establishments in all Districts and Section 4.1.5 .**

To see if the Town will vote to amend the Town's Zoning Bylaw's by renumbering the existing "Section 4.1.3. Height in Feet" to read "Section 4.1.6. Height in Feet".

And by adding a new section 4.1.3 in Section 4.0 *Dimensional Regulations*:

**4. 1.3. Maximum Total Gross Square Feet and Special Permit**

1. On any lot, any building or combination of buildings exceeding 20,000 (twenty thousand) Total Gross Square Feet of space will be subject to Special Permit Requirements from the Planning Board (S.P.G.A.) as stated in Section 10.4 Maynard Protective Zoning By-Law, the Planning Boards Rules and Regulations and G.L. c. 40A § 9. as they may be applicable.
2. Total Gross Square Feet will be measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Square Feet does not include attics with a ceiling height of less than 6' or basements that are unfinished or uninhabitable.
3. The Total Gross Square Feet will include roof overhangs extending more than two feet from the exterior building wall, garages, carports, canopies, and other structures whether or not such garages, carports, canopies, or other structures are part of the building or combination of buildings.

And by adding a new section 4.1.4 in Section 4.0 *Dimensional Regulations*:

**4.1.4. Maximum Building Size Retail Establishment in all Districts**

1. Notwithstanding Table B in Section 4.1.1. , Section 4.1.2. Building Coverage, Table G of Section 9.3.8. and Section 9.39 District Total, of these Zoning By-laws, in all zoning districts, no single retail establishment, whether located in a single building or combination of buildings, shall exceed 50,000 (fifty thousand) square feet of Gross Floor Area in the aggregate.

2. For the purpose of Section 4.1.4. the term Gross Floor Area shall include indoor and outdoor space utilized for retail display and sale of goods. The gross floor area of adjacent stores shall be aggregated in cases where the stores (a) are engaged in the selling of similar or related goods, wares or merchandize and operate under common ownership or management; (b) share checkout stands, a warehouse, or a distribution facility; or (c) otherwise operate as associated, integrated or co-operative business enterprises.
3. For purposes of this section, a “Wholesale Club” or similar use for which a majority of the customers make their purchases at the site shall be considered a retail use.

And by adding a new section 4.1.5 in Section 4.0 *Dimensional Regulations*:

#### **4.1.5 Neighborhood Business Overlay District Exemption**

Nothing in Section 4.1.3. or Section 4.1.4. of this Zoning Bylaw will apply to Section 9.3.8. of Maynard Protective Zoning By-Laws, Table G, Supermarket 75,000 s.f. Said Table G is exempt from Section 4.1.3. and Section 4.1.4. to encourage development under Section 9.3. Neighborhood Business Overlay District in furtherance of Maynard Community Development Principles.